

Online Comment

Application H16-0767-23
Location Former Bull And Monkie Church Gate Spalding PE11 2RA
Proposal Demolition of vacant former public house and erection of 88 bed care home including onsite parking amenity space and associated works.

Name Gregor Robertson Morris
Address Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX

Date Submitted 13-06-25
For/Against Comments

The site of the proposed development underwent an archaeological evaluation by trial trenching in February 2024 and a report by Oxford Archaeology was produced in April 2024. The results of this archaeological evaluation have demonstrated the presence of significant medieval and post-medieval archaeological remains on the site. This includes Late Saxon pottery dating back to the Anglo-Saxon origins of Spalding. Finds of this period are rare and therefore significant. While no cut features of this period were identified in the trenching there is potential for survival elsewhere on the site. Also of note, was the recording of a dog burial on the site, probably dating to the late medieval or early post-medieval period, a burial which may have been associated with the residents of Holyrood House which was formerly located to the south of the site and which is recorded in Grundy's 1732 map of Spalding.

The proposed development will include groundworks for the building foundations and drainage tanks which are likely to impact depths at which preservation of archaeological remains are likely. Any surviving medieval and post-medieval archaeological remains on the site which are to be affected by such groundworks will be destroyed.

Recommendation:

If permission is to be granted, we recommend that conditions are placed for an archaeological scheme of works, in order to ensure the preservation by record of any heritage assets to be impacted by the proposed development.

This should be secured by South Holland District Council's standard conditions AR01, 02 and 03 and is in accordance with National Planning Policy Framework paragraph 218 and the South East Lincolnshire Local Plan (Policy 29).